

Application for a Lawful Development Certificate for a Proposed use or development.
Town and Country Planning Act 1990: Section 192, as amended by section 10 of the Planning and
Compensation act 1991.

Town and Country Planning (Development Management Procedure) (England) Order 2015

Publication of applications on planning authority websites.

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

1. Site Address

Number	11
Suffix	
Property name	
Address line 1	Somerset Road
Address line 2	
Address line 3	
Town/city	East Preston
Postcode	BN16 1BZ
Description of site location must be completed if postcode is not known:	
Easting (x)	507699
Northing (y)	102815
Description	

2. Applicant Details

Title	Ms
First name	Sarah
Surname	Ackerman
Company name	
Address line 1	11
Address line 2	Somerset Road
Address line 3	
Town/city	East Preston

2. Applicant Details

Country

Postcode

BN16 1BZ

Are you an agent acting on behalf of the applicant?

☐ Yes ☐ No

Primary number

Secondary number

Fax number

Email address

3. Agent Details

No Agent details were submitted for this application

4. Description of Proposal

Does the proposal consist of, or include, the carrying out of building or other operations?

☐ Yes ☐ No

If Yes, please give detailed description of all such operations (includes the need to describe any proposal to alter or create a new access, layout any new street, construct any associated hard-standings, means of enclosure or means of draining the land/buildings) and indicate on your plans (in the case of a proposed building the plan should indicate the precise siting and exact dimensions)

Making a concrete hard standing area onto which will be placed a log cabin mobile home. The dimensions of the concrete base and cabin will be 7000mm wide by 3950mm deep. It will be situated within, and at the end of, our 35 metre long garden. It will be accessed via our garden and will require no other new access. Drainage and water will be attached to our current drainage and water for our dwelling.

The mobile home will be purchased from Keops who provide Interlocking log cabins which conform to the specifications of a mobile home/caravan. Please see attached document 'Firecrest', which provides a floor plan, dimensions, specifications and pictures of the proposed cabin.

The cabin will be made from Northern Scandinavian Pine.

Keops have a policy statement which their company commit to:-

"Complying with all relevant environmental legislation, regulations and approved codes of practice

Protecting the environment by striving to prevent and minimise our contribution to pollution of land, air, and water

Seeking to keep wastage to a minimum and maximise the efficient use of materials and resources

Managing and disposing of all waste in a responsible manner

Providing training for our staff so that we all work in accordance with this policy and within an environmentally aware culture

Regularly communicating our environmental performance to our employees and other significant stakeholders

Developing our management processes to ensure that environmental factors are considered during planning and implementation

Monitoring and continuously improving our environmental performance. "

Does the proposal consist of, or include, a change of use of the land or building(s)?

☐ Yes ☐ No

Has the proposal been started?

☐ Yes ☐ No

5. Grounds for Application

Information about the existing use(s)

Please explain why you consider the existing or last use of the land is lawful, or why you consider that any existing buildings, which it is proposed to alter or extend are lawful

The land is our private garden at the back of our house. It is fully enclosed by fencing of 5 -6 foot in height. It is a large garden used for leisure purposes. The building we propose to put at the end of the garden will be mobile and can be removed or moved. It will form a part of our household and will not be used for any purpose apart from our family who live at the property. We propose to use the cabin as an area for our 25 year old daughter who has a moderate leaning disability, in order to give her some space and an opportunity to develop some independent living skills, whilst still within the boundaries of our property and under our care. The cabin will be accessed from our back garden only.

The cabin will be placed on a concrete base but will be mobile so can be moved within the garden or removed from the garden if required. The garden is not adjacent to any road, park or commercial buildings, being surrounded on all sides by other gardens of private residential dwellings. There is a garage from another property which backs onto the end of our back garden. See site plan.

Please list the supporting documentary evidence (such as a planning permission) which accompanies this application

Site plan.
'Firecrest'

5. Grounds for Application

Select the use class that relates to the existing or last use. Please note that following changes to Use Classes on 1 September 2020, the list includes the now revoked Use Classes A1-5, B1, and D1-2 that should not be used in most cases. Also, the list does not include the newly introduced Use Classes E and F1-2. To provide details in relation to these or any 'Sui Generis' use, select 'Other' and specify the use where prompted. See help for more details on Use Classes.

Other

Other

Private garden.

Information about the proposed use(s)

Select the use class that relates to the proposed use. Please note that following changes to Use Classes on 1 September 2020, the list includes the now revoked Use Classes A1-5, B1, and D1-2 that should not be used in most cases. Also, the list does not include the newly introduced Use Classes E and F1-2. To provide details in relation to these or any 'Sui Generis' use, select 'Other' and specify the use where prompted. See help for more details on Use Classes.

Other

Other

Mobile/caravan annex

Is the proposed operation or use

☐ Permanent ☐ Temporary

If Temporary please give details

The cabin can be moved if required as it is classed as a caravan or mobile home, so therefore not a permanent structure.

Why do you consider that a Lawful Development Certificate should be granted for this proposal?

The cabin will provide additional space for our daughter to enable her to develop her independent living skills. It will not be used for commercial purposes. No changes are needed to be made outside of our property and, being a low level building, will not impact on the privacy of neighbours. We have a large garden and the cabin will be situated within a small section at the end of the garden and use only about 1/8th of the total garden space. The front of the cabin will face towards our house and garden and will not overlook any neighbouring property. The company Keops, who will supply the cabin, are a long established firm who have knowledge of what is permitted development and can offer additional information if required.

6. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

☐ Yes ☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- ☐ The agent
☐ The applicant
☐ Other person

7. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

☐ Yes ☐ No

8. Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff
(b) an elected member
(c) related to a member of staff
(d) related to an elected member

8. Authority Employee/Member

It is an important principle of decision-making that the process is open and transparent.

☐ Yes ☐ No

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

9. Interest in the Land

Please state the applicant's interest in the land

- ☐ Owner
- ☐ Lessee
- ☐ Occupier
- ☐ Other

10. Declaration

I/we hereby apply for a Lawful Development Certificate as described in this form and the accompanying plans/drawings and additional information. I/we confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them. 

Date (cannot be pre-application)

22/01/2022